



City of Jefferson  
Department of Planning & Protective Services  
320 E. McCarty Street  
Jefferson City, MO 65101  
Phone: 573-634-6410  
[jcplanning@jeffcitymo.org](mailto:jcplanning@jeffcitymo.org)  
[www.jeffersoncitymo.gov](http://www.jeffersoncitymo.gov)



## APPLICATION FOR ZONING AMENDMENT

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment to the Zoning Code:

Zoning Text Amendment (Describe below or attach complete narrative)

Article and Section Affected (if applicable) \_\_\_\_\_

Description of proposed text amendment: \_\_\_\_\_

X Zoning Map Amendment (Rezoning of Real Estate)

The undersigned hereby state they are the owners of the following described real estate:

Property Address: 1050 South Country Club Drive

Legal/Property Description (write out or attach as an exhibit): See Attached Exhibit

Who petition to rezone the above described real estate from its present classification of C-1 district to RS-2 district. The purpose of this rezoning request is to: allow the property to be developed as a residential subdivision.

**ALL OWNERS OF REAL PROPERTY PROPOSED TO BE REZONED MUST SIGN THE APPLICATION, AND ALL SIGNATURES MUST BE NOTARIZED. IF ADDITIONAL SIGNATURES ARE NEEDED, PLEASE ATTACH SEPARATE SHEETS.**

Dale A. Scheperle  
Property Owner #1 Name (type or print)

*Dale A. Scheperle*  
Property Owner Signature

Alvyne G. Scheperle  
Property Owner #2 Name (type or print)

*Alvyne G. Scheperle*  
Property Owner Signature

Subscribed and sworn before me this 23rd day of MARCH in the year 2016.

*Gregory Dorge*  
Notary Public

Address of Property Owner #1	
Name	Dale A. Scheperle
Mailing Address	7801 E. Lloyd Hudson Road, Hartsburg, MO 65039
Phone Number	573-690-5104
Address of Property Owner #2	
Name	Alvyne G. Scheperle
Mailing Address	7801 E. Lloyd Hudson Road, Hartsburg, MO 65039
Phone Number	573-690-5104

**GREGORY DORGE**  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Cole County  
Commission # 15207069  
My Commission Expires: 8/20/2019

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)  
Payment Received:      Cash (Receipt #     );      Check (Copy; check #     )  
Attachments:      Additional sheets or documentation      Applicant/Project Information Sheet      Location Map

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.



City of Jefferson  
Department of Planning & Protective Services  
320 E. McCarty Street  
Jefferson City, MO 65101  
Phone: 573-634-6410  
[icplanning@jeffcitymo.org](mailto:icplanning@jeffcitymo.org)  
[www.jeffersoncitymo.gov](http://www.jeffersoncitymo.gov)

## APPLICATION FOR AMENDMENTS TO THE COMPREHENSIVE PLAN

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment(s) to the City's Comprehensive Land Use Plan or Development Plan Map.

☐ Text Amendment ☒ Map Amendment

Current Development Plan Map Designation Neighborhood Commercial

Proposed Development Plan Map Designation Low Density Residential

**Applications for Map amendments** shall include a location map and level of detail required for site plan review as outlined in Exhibit 35-71.

**All applications** shall attach a narrative which addresses the following criteria, as outlined in Section 35-74.A.4, Jefferson City Zoning Code.

- Whether there was error in the original Comprehensive Plan adoption in that the Planning and Zoning Commission failed to take into account then existing facts, projections or trends that were reasonably foreseeable to exist in the future.
- Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission's original premises and findings made upon plan adoption.
- Whether the change is consistent with the goals, objectives and policies of the Plan.
- Whether events subsequent to the Comprehensive Plan adoption have changed the character and/or condition of the area so as to make the application acceptable.
- Whether the change is needed to improve consistency between the Comprehensive Plan and other adopted plans.
- Whether public and community facilities, such as utilities, sanitary and storm sewers, water, police and fire protection, schools, parks and recreational facilities, roads, libraries, solid waste collection and disposal, and others are adequate to serve development for the type and scope suggested by the proposed zone. If utilities are not available, whether they can be extended reasonably.
- Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.
- Whether there will be benefits derived by the community or area by the proposed change.

**Amendment Requested by:** ☒ Property Owner ☐ Staff ☐ Planning and Zoning Commission

Dale and Alvyne Schepeler  
Name (typed or printed)

*Dale Schepeler*  
Signature  
*Alvyne G. Schepeler*

Property Owner Name Dale and Alvyne Schepeler

Address 7801 E. Lloyd Hudson Road, Hartsburg, MO 65039

Phone Number(s): 573-690-5104

Applicant Name (if different from owner): \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number(s) \_\_\_\_\_

**For City Use Only:** Application Filing Fee \$210 (Revised June 30, 2015)  
Application Filing Fee Received: \_\_\_\_\_ Cash (receipt # \_\_\_\_\_) \_\_\_\_\_ Check (copy; check # \_\_\_\_\_)

Attachments: \_\_\_\_\_ Narrative \_\_\_\_\_ Map \_\_\_\_\_ Applicant/Project Information Sheet

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.





City of Jefferson  
Department of Planning & Protective Services  
320 E. McCarty Street  
Jefferson City, MO 65101  
Phone: 573-634-6410  
[jcplanning@jeffcitymo.org](mailto:jcplanning@jeffcitymo.org)  
[www.jeffersoncitymo.gov](http://www.jeffersoncitymo.gov)

## APPLICATION FOR ZONING AMENDMENT

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment to the Zoning Code:

Zoning Text Amendment (Describe below or attach complete narrative)

Article and Section Affected (if applicable) \_\_\_\_\_

Description of proposed text amendment: \_\_\_\_\_

X Zoning Map Amendment (Rezoning of Real Estate)

The undersigned hereby state they are the owners of the following described real estate:

Property Address: 1050 South Country Club Drive

Legal/Property Description (write out or attach as an exhibit): See Attached Exhibit

Who petition to rezone the above described real estate from its present classification of C-1 district to RS-2 district. The purpose of this rezoning request is to: allow the property to be developed as a residential subdivision.

**ALL OWNERS OF REAL PROPERTY PROPOSED TO BE REZONED MUST SIGN THE APPLICATION, AND ALL SIGNATURES MUST BE NOTARIZED. IF ADDITIONAL SIGNATURES ARE NEEDED, PLEASE ATTACH SEPARATE SHEETS.**

H. Renee Korsmeyer

Property Owner #1 Name (type or print)

H. Renee Korsmeyer  
Property Owner Signature

Property Owner #2 Name (type or print)

Property Owner Signature

Subscribed and sworn before me this 22nd day of MARCH in the year 2016.

[Signature]  
Notary Public

<b>Address of Property Owner #1</b>		<b>GREGORY DORGE</b> Notary Public - Notary Seal STATE OF MISSOURI Cole County Commission # 15207069 My Commission Expires: 8/20/2019
Name	H. Renee Korsmeyer	
Mailing Address	3120 Williamsburg Way, Jefferson City, MO 65109	
Phone Number		
<b>Address of Property Owner #2</b>		
Name		
Mailing Address		
Phone Number		

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)

Payment Received:      Cash (Receipt #     );      Check (Copy; check #     )

Attachments:      Additional sheets or documentation      Applicant/Project Information Sheet      Location Map

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.



City of Jefferson  
Department of Planning & Protective Services  
320 E. McCarty Street  
Jefferson City, MO 65101  
Phone: 573-634-6410  
[icplanning@jeffcitymo.org](mailto:icplanning@jeffcitymo.org)  
[www.jeffersoncitymo.gov](http://www.jeffersoncitymo.gov)

## APPLICATION FOR AMENDMENTS TO THE COMPREHENSIVE PLAN

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment(s) to the City's Comprehensive Land Use Plan or Development Plan Map.

☐ Text Amendment ☒ Map Amendment

Current Development Plan Map Designation Commercial

Proposed Development Plan Map Designation Low Density Residential

**Applications for Map amendments** shall include a location map and level of detail required for site plan review as outlined in Exhibit 35-71.

**All applications** shall attach a narrative which addresses the following criteria, as outlined in Section 35-74.A.4, Jefferson City Zoning Code.

- Whether there was error in the original Comprehensive Plan adoption in that the Planning and Zoning Commission failed to take into account then existing facts, projections or trends that were reasonably foreseeable to exist in the future.
- Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission's original premises and findings made upon plan adoption.
- Whether the change is consistent with the goals, objectives and policies of the Plan.
- Whether events subsequent to the Comprehensive Plan adoption have changed the character and/or condition of the area so as to make the application acceptable.
- Whether the change is needed to improve consistency between the Comprehensive Plan and other adopted plans.
- Whether public and community facilities, such as utilities, sanitary and storm sewers, water, police and fire protection, schools, parks and recreational facilities, roads, libraries, solid waste collection and disposal, and others are adequate to serve development for the type and scope suggested by the proposed zone. If utilities are not available, whether they can be extended reasonably.
- Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.
- Whether there will be benefits derived by the community or area by the proposed change.

**Amendment Requested by:** ☒ Property Owner ☐ Staff ☐ Planning and Zoning Commission

H. Renee Korsmeyer  
Name (typed or printed)

*H. Renee Korsmeyer*  
Signature

Property Owner Name H. Renee Korsmeyer

Address 3120 Williamsburg Way, Jefferson City, MO 65109

Phone Number(s): \_\_\_\_\_

Applicant Name (if different from owner): \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number(s) \_\_\_\_\_

**For City Use Only:** Application Filing Fee \$210 (Revised June 30, 2015)  
Application Filing Fee Received: \_\_\_\_\_ Cash (receipt #\_\_\_\_) \_\_\_\_\_ Check (copy; check #\_\_\_\_)

Attachments: \_\_\_\_\_ Narrative \_\_\_\_\_ Map \_\_\_\_\_ Applicant/Project Information Sheet

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.





City of Jefferson  
 Department of Planning & Protective Services  
 320 E. McCarty Street  
 Jefferson City, MO 65101  
 Phone: 573-634-6410  
 jcplanning@jeffcitymo.org  
 www.jeffersoncitymo.gov

## APPLICATION FOR ZONING AMENDMENT

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment to the Zoning Code:

Zoning Text Amendment (Describe below or attach complete narrative)

Article and Section Affected (if applicable) \_\_\_\_\_

Description of proposed text amendment: \_\_\_\_\_

X Zoning Map Amendment (Rezoning of Real Estate)

The undersigned hereby state they are the owners of the following described real estate:

Property Address: 1050 South Country Club Drive

Legal/Property Description (write out or attach as an exhibit): See Attached Exhibit

Who petition to rezone the above described real estate from its present classification of C-1 district to RS-2 district. The purpose of this rezoning request is to: allow the property to be developed as a residential subdivision.

**ALL OWNERS OF REAL PROPERTY PROPOSED TO BE REZONED MUST SIGN THE APPLICATION, AND ALL SIGNATURES MUST BE NOTARIZED. IF ADDITIONAL SIGNATURES ARE NEEDED, PLEASE ATTACH SEPARATE SHEETS.**

Gary P. Scheperle

Property Owner #1 Name (type or print)

Gary P. Scheperle  
 Property Owner Signature

Brenda L. Scheperle

Property Owner #2 Name (type or print)

Brenda L. Scheperle  
 Property Owner Signature

Subscribed and sworn before me this 21st day of March in the year 2016.

GREGORY DORGE  
 Notary Public - Notary Seal  
 STATE OF MISSOURI

Gary Dorge  
 Notary Public

<b>Address of Property Owner #1</b>	<b>Cole County</b>
Name	Commission # <u>15207069</u> My Commission Expires: <u>8/20/2019</u>
Mailing Address	52960 Swiss Valley Road, Jamestown, MO 65046
Phone Number	660-849-9312
<b>Address of Property Owner #2</b>	
Name	Brenda L. Scheperle
Mailing Address	52960 Swiss Valley Road, Jamestown, MO 65046
Phone Number	660-849-9312

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)  
 Payment Received: Cash (Receipt # \_\_\_\_\_); Check (Copy; check # \_\_\_\_\_)  
 Attachments: Additional sheets or documentation Applicant/Project Information Sheet Location Map

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.



City of Jefferson  
Department of Planning & Protective Services  
320 E. McCarty Street  
Jefferson City, MO 65101  
Phone: 573-634-6410  
[jeplanning@jeffcitymo.org](mailto:jeplanning@jeffcitymo.org)  
[www.jeffersoncitymo.gov](http://www.jeffersoncitymo.gov)

## APPLICATION FOR AMENDMENTS TO THE COMPREHENSIVE PLAN

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment(s) to the City's Comprehensive Land Use Plan or Development Plan Map.

☐ Text Amendment ☒ Map Amendment

Current Development Plan Map Designation Commercial

Proposed Development Plan Map Designation Low Density Residential

**Applications for Map amendments** shall include a location map and level of detail required for site plan review as outlined in Exhibit 35-71.

**All applications** shall attach a narrative which addresses the following criteria, as outlined in Section 35-74.A.4, Jefferson City Zoning Code.

- a. Whether there was error in the original Comprehensive Plan adoption in that the Planning and Zoning Commission failed to take into account then existing facts, projections or trends that were reasonably foreseeable to exist in the future.
- b. Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission's original premises and findings made upon plan adoption.
- c. Whether the change is consistent with the goals, objectives and policies of the Plan.
- d. Whether events subsequent to the Comprehensive Plan adoption have changed the character and/or condition of the area so as to make the application acceptable.
- e. Whether the change is needed to improve consistency between the Comprehensive Plan and other adopted plans.
- f. Whether public and community facilities, such as utilities, sanitary and storm sewers, water, police and fire protection, schools, parks and recreational facilities, roads, libraries, solid waste collection and disposal, and others are adequate to serve development for the type and scope suggested by the proposed zone. If utilities are not available, whether they can be extended reasonably.
- g. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.
- h. Whether there will be benefits derived by the community or area by the proposed change.

**Amendment Requested by:** ☒ Property Owner ☐ Staff ☐ Planning and Zoning Commission

Gary and Brenda Schepeler

Name (typed or printed)

Signature

Property Owner Name Gary and Brenda Schepeler

Address 52960 Swiss Valley Road, Jamestown, MO 65046

Phone Number(s): 660-849-9312

Applicant Name (if different from owner): \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number(s) \_\_\_\_\_

**For City Use Only:** Application Filing Fee \$210 (Revised June 30, 2015)

Application Filing Fee Received: \_\_\_\_\_ Cash (receipt # \_\_\_\_\_) \_\_\_\_\_ Check (copy; check # \_\_\_\_\_)

Attachments: \_\_\_\_\_ Narrative \_\_\_\_\_ Map \_\_\_\_\_ Applicant/Project Information Sheet

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.





City of Jefferson  
Department of Planning & Protective Services  
320 E. McCarty Street  
Jefferson City, MO 65101  
Phone: 573-634-6410  
jcplanning@jeffcitymo.org  
www.jeffersoncitymo.gov

## APPLICATION FOR ZONING AMENDMENT

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment to the Zoning Code:

Zoning Text Amendment (Describe below or attach complete narrative)

Article and Section Affected (if applicable)

Description of proposed text amendment:

X Zoning Map Amendment (Rezoning of Real Estate)

The undersigned hereby state they are the owners of the following described real estate:

Property Address: 1050 South Country Club Drive

Legal/Property Description (write out or attach as an exhibit): See Attached Exhibit

Who petition to rezone the above described real estate from its present classification of C-1 district to RS-2 district. The purpose of this rezoning request is to: allow the property to be developed as a residential subdivision.

ALL OWNERS OF REAL PROPERTY PROPOSED TO BE REZONED MUST SIGN THE APPLICATION AND ALL SIGNATURES MUST BE NOTARIZED. IF ADDITIONAL SIGNATURES ARE NEEDED, PLEASE ATTACH SEPARATE SHEETS.

Janis Miller

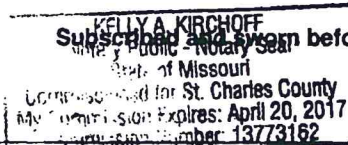
Property Owner #1 Name (type or print)

Property Owner Signature

Eric C. Miller

Property Owner #2 Name (type or print)

Property Owner Signature



Subscribed and sworn before me this 21st day of March in the year 2016.

Kelly A. Kirchoff  
Notary Public

<b>Address of Property Owner #1</b>	
Name	Janis Miller
Mailing Address	241 Selma Avenue, Webster Groves, MO 62119
Phone Number	314-918-7139
<b>Address of Property Owner #2</b>	
Name	Eric C. Miller
Mailing Address	241 Selma Avenue, Webster Groves, MO 62119
Phone Number	314-918-7139

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)  
Payment Received: Cash (Receipt #); Check (Copy; check #)  
Attachments: Additional sheets or documentation Applicant/Project Information Sheet Location Map

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.



City of Jefferson  
Department of Planning & Protective Services  
320 E. McCarty Street  
Jefferson City, MO 65101  
Phone: 573-634-6410  
[jcpplanning@jeffcitymo.org](mailto:jcpplanning@jeffcitymo.org)  
[www.jeffersoncitymo.gov](http://www.jeffersoncitymo.gov)

## APPLICATION FOR AMENDMENTS TO THE COMPREHENSIVE PLAN

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment(s) to the City's Comprehensive Land Use Plan or Development Plan Map.

☐ Text Amendment ☒ Map Amendment

Current Development Plan Map Designation Commercial

Proposed Development Plan Map Designation Low Density Residential

**Applications for Map amendments** shall include a location map and level of detail required for site plan review as outlined in Exhibit 35-71.

**All applications** shall attach a narrative which addresses the following criteria, as outlined in Section 35-74.A.4, Jefferson City Zoning Code.

- Whether there was error in the original Comprehensive Plan adoption in that the Planning and Zoning Commission failed to take into account then existing facts, projections or trends that were reasonably foreseeable to exist in the future.
- Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission's original premises and findings made upon plan adoption.
- Whether the change is consistent with the goals, objectives and policies of the Plan.
- Whether events subsequent to the Comprehensive Plan adoption have changed the character and/or condition of the area so as to make the application acceptable.
- Whether the change is needed to improve consistency between the Comprehensive Plan and other adopted plans.
- Whether public and community facilities, such as utilities, sanitary and storm sewers, water, police and fire protection, schools, parks and recreational facilities, roads, libraries, solid waste collection and disposal, and others are adequate to serve development for the type and scope suggested by the proposed zone. If utilities are not available, whether they can be extended reasonably.
- Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.
- Whether there will be benefits derived by the community or area by the proposed change.

**Amendment Requested by:** ☒ Property Owner ☐ Staff ☐ Planning and Zoning Commission

Eric and Janis Miller

Name (typed or printed)

Signature

Property Owner Name Eric and Janis Miller

Address 241 Selma Avenue, Webster Grove, MO 62119

Phone Number(s): 314-918-7139

Applicant Name (if different from owner): \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

**For City Use Only:** Application Filing Fee \$210 (Revised June 30, 2015)

Application Filing Fee Received: \_\_\_\_\_ Cash (receipt # \_\_\_\_\_) \_\_\_\_\_ Check (copy; check # \_\_\_\_\_)

Attachments: \_\_\_\_\_ Narrative \_\_\_\_\_ Map \_\_\_\_\_ Applicant/Project Information Sheet

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.



## Rezone from C-1 to RS-2

Part of the West Half of the Southwest Quarter of Section 8, Township 44 North, Range 12 West, and part of the Northwest Quarter of the Northwest of Section 17, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the southwest corner of Section 8, Township 44 North, Range 12 West, Cole County, Missouri; thence  $N6^{\circ}32'04''W$ , along the Section Line 813.10 feet to the most northerly corner of a tract described by deed of record in Book 401, page 939, Cole County Recorder's Office and the POINT OF BEGINNING for this description being a point on the westerly boundary of the property described in Book 509, page 764 Cole County Recorder's Office; thence along the boundary of said property described in Book 509, page 764 the following courses, continuing  $N6^{\circ}32'04''W$ , along the Section Line, 583.82 feet to a point 16 feet north of the north line of the Southwest Quarter of the Southwest Quarter of said Section 8; thence  $N84^{\circ}36'54''E$ , parallel to the Quarter Quarter Section Line, 897.70 feet to the northwest corner of a tract described by deed of record in Book 320, page 640, Cole County Recorder's Office; thence  $S06^{\circ}34'18''E$ , along the westerly line of said tract described in Book 320, page 640, 104.28 feet to the southwest corner thereof; thence  $N84^{\circ}36'54''E$ , along the south line of said tract described in Book 320, page 640, 417.12 feet to the southeast corner thereof and said corner being 30 feet west of the east line of the West Half of the Southwest Quarter of the aforesaid Section 8; thence  $N6^{\circ}34'18''W$ , along the east line of said tract described in Book 320, page 640, 104.28 feet to the northeast corner thereof and said corner being 16 feet north of the north line of the Southwest Quarter of the Southwest Quarter of the aforesaid Section 8; thence  $N84^{\circ}36'54''E$ , parallel to the Quarter Quarter Section Line, 14.00 feet to a point 16 feet west of the east line of the West Half of the Southwest Quarter of said Section 8; thence  $S6^{\circ}34'18''E$ , parallel to the east line of the West Half of the Southwest Quarter of said Section 8, 1398.60 feet to a point on the south line of said Section 8; thence continuing  $S6^{\circ}34'18''E$ , 4.29 feet to the northerly Right-of-Way of SOUTH COUNTRY CLUB DRIVE; thence leaving the boundary of the aforesaid property described in Book 509, page 764  $S57^{\circ}21'49''W$  along the northerly Right-of-Way of SOUTH COUNTRY CLUB DRIVE, 79.44 feet; thence southwesterly along said Right-of-Way on a curve to the left, having a radius of 612.96 feet, an arc distance of 308.40 feet, (CH:  $S42^{\circ}56'59''W$ , 305.16 feet); thence  $S28^{\circ}32'09''W$ , along said Right-of-Way 87.58 feet to the northeasterly corner of a tract described in Book 471, page 660, Cole County Recorder's Office; thence  $S28^{\circ}32'08''W$  along the easterly line of said tract described in Book 471, page 660, being the northwesterly Right-of-Way line of said SOUTH COUNTRY CLUB DRIVE 33.48 feet to a point on the south line of the north 10.70 acres off the north end of the Northwest Quarter of the Northwest Quarter of the aforesaid Section 17 described in Book 41, page 539 Cole County Recorder's Office; thence  $S84^{\circ}41'11''W$  along the south line of said tract described in Book 41, page 539, 32.84 feet to a point on the south line of the aforesaid tract described in Book 471, page 660; thence  $N82^{\circ}27'12''W$  along the south line of said tract described in Book 471, page 660, 1.53 feet; thence leaving the south line of the aforesaid tract described in Book 471, page 660  $N16^{\circ}28'21''W$ , 28.50 feet to the north line of the aforesaid tract described

in Book 471, page 660; thence continuing N16°28'21"W, 78.31 feet; thence N28°23'09"W, 260.11 feet to a point on the north line of Section 17, Township 44 North, Range 12 West; thence continuing N28°23'09"W, 218.72 feet; thence N40°35'22"W, 148.52 feet; thence N59°59'24"W, 508.15 feet to the northeasterly corner of the aforesaid tract described in Book 401, page 939; thence N55°48'04"W, along the northerly line of said tract described in Book 401, page 939, 309.05 feet to the POINT OF BEGINNING.  
Containing 34.55 Acres.



**REVIEW CRITERIA SCHEPERELE REZONING**

**1050 South Country Club Drive**

**Jefferson City, MO 65101**

**CMPS JOB # 01-014**

**03/23/16**

- a) The existing zoning was in error at the time of adoption.

*There was no error at the time of adoption. The original zoning for a portion of this property was RS-2.*

- b) There has been a change in character in the area due to installation of public utilities, other zone changes, new growth trends, neighborhood deterioration, or development transitions.

*South Country Club was improved to arterial roadway standards and just west of the property Emily Lane has developed into residential subdivision.*

- c) There is a community need for the proposed zoning.

*The City would benefit by the proposed zoning in establishing a new residential development.*

- d) The proposed change is consistent with, and in furtherance of, the implementation of the goals and policies of the Comprehensive Plan, other adopted plans, and policies, intents, and requirements of this Ordinance and other City regulations and guideline.

*The change would be reflected in an update of the comprehensive plan that would provide consistency with all plans.*

- e) The proposed zoning is compatible with the zoning and use of property nearby.

*Residential developments exist to the south, east and west of the property and the zoning would be consistent with these properties.*

- f) Public and community facilities, which may include, but are not limited to, sanitary and storm sewers, water, electrical service, police and fire protection, schools, parks and recreation facilities, roads, libraries, and solid waste collection and disposal, are available and adequate to serve uses authorized under the proposed zoning.

*All public facilities and utilities are available.*

- g) A traffic impact analysis has been provided to indicate the potential number of new trips generated and provisions are provided to mitigate impacts of high traffic-generating projects.

*There is no requirement for a site specific traffic impact study. The platting and planning process will address this issue in the future.*

- h) Authorized uses shall not adversely affect the capacity or safety of the street network in the vicinity of the property.

*Past improvements to South Country Club Drive to arterial roadway standards have allowed sufficient capacity for growth in this area.*

- i) Potential environmental impacts (e.g. excessive storm water runoff, water pollution, air pollution, noise pollution, excessive lighting, or other environmental harms) of authorized uses shall be mitigated.

*There are no anticipated environmental impacts from the rezoning and any impacts would be addressed through the future platting and planning process.*

- j) There is adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.

*The proposed rezoning is a 35 acre tract with undeveloped land adjacent the property.*

- k) Benefits shall be derived by the community or area proposed to be rezoned.

*The City will benefit from the well planned and orderly development of the area between South Country Club Drive and Highway 50.*



**REVIEW CRITERIA COMPREHENSIVE PLAN AMENDMENT**

**1050 South Country Club Drive**

**Jefferson City, MO 65101**

**CMPS JOB # 01-014**

**03/23/16**

- a. Whether there was an error in the original Comprehensive Plan adoption in the Planning and Zoning Commission failed to take into account then existing facts, projections, or trends that were reasonably foreseeable to exist in the future.

*There was no error at the time of adoption.*

- b. Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission's original premises and findings made upon plan adoption

*The Comprehensive Plan amendment would change back to the original development plan land use.*

- c. Whether the change is consistent with the goals, objectives and policies of the Plan.

*The change will be consistent with present and future goals.*

- d. Whether events subsequent to the Comprehensive Plan adoption have changed the character and/or condition of the area so as to make the application acceptable

*Residential development areas around the property make this application acceptable.*

- e. Whether the change is needed to improve consistency between the Comprehensive Plan and other adopted plans.

*A change back to the original development plan land use would improve consistency between plans.*

- f. Whether public and community facilities, such as utilities, sanitary and storm sewers, water, police and fire protection, schools, parks and recreational facilities, roads, libraries, solid waste collection and disposal, and others are adequate to serve development for the type and scope suggested by the proposed zone. If utilities are not available, whether they can be extended reasonably.

*All public facilities and utilities are available.*

- g. Whether there is adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.

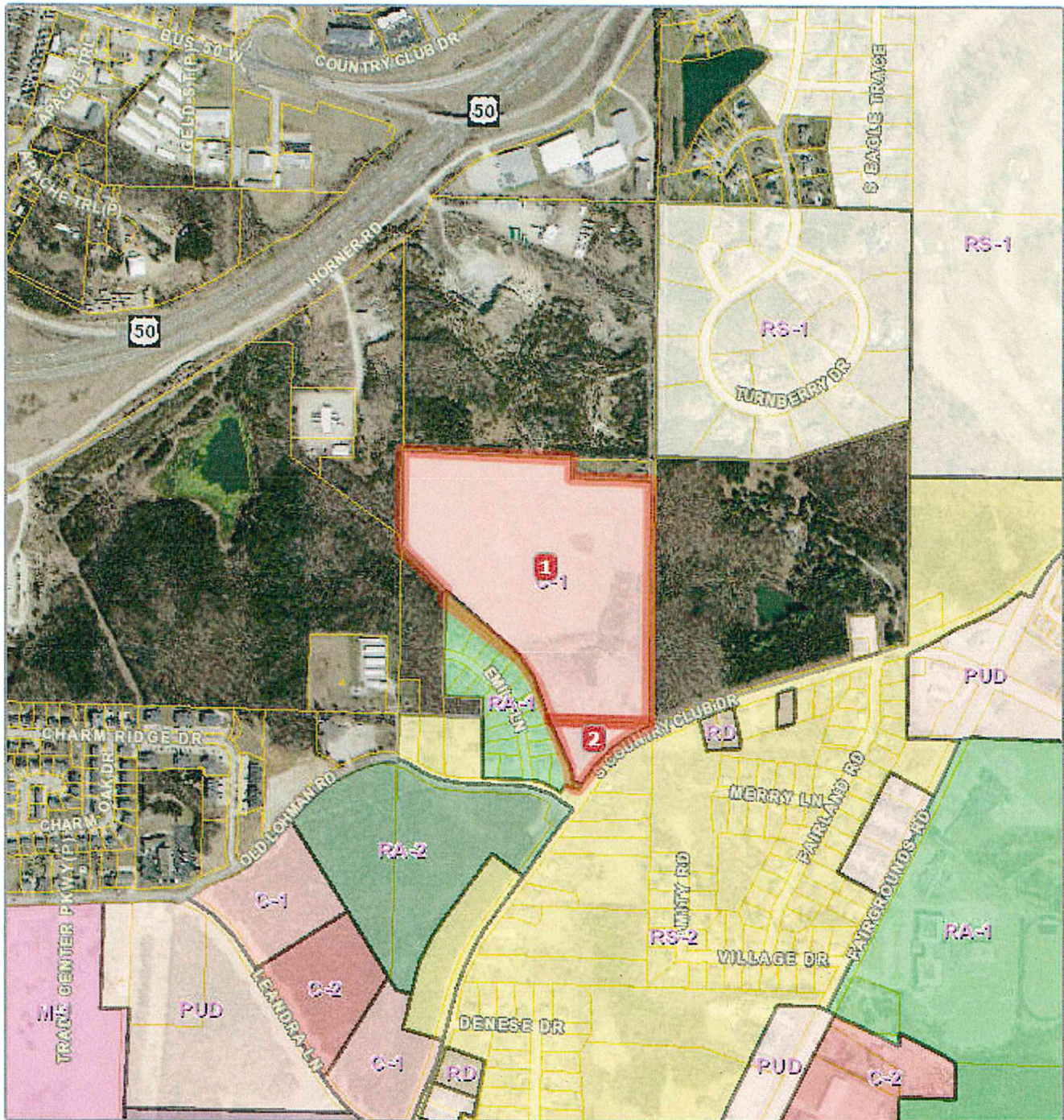
*The proposed rezoning is a 35 acre tract with undeveloped land adjacent the property.*

- h. Whether there will be benefits derived by the community or area by the proposed zone.

*The City will benefit from the well planned and orderly development of the area between South Country Club Drive and Highway 50.*



## MidMoGIS, MO



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale  
1 inch = 815 feet  
3/30/2016

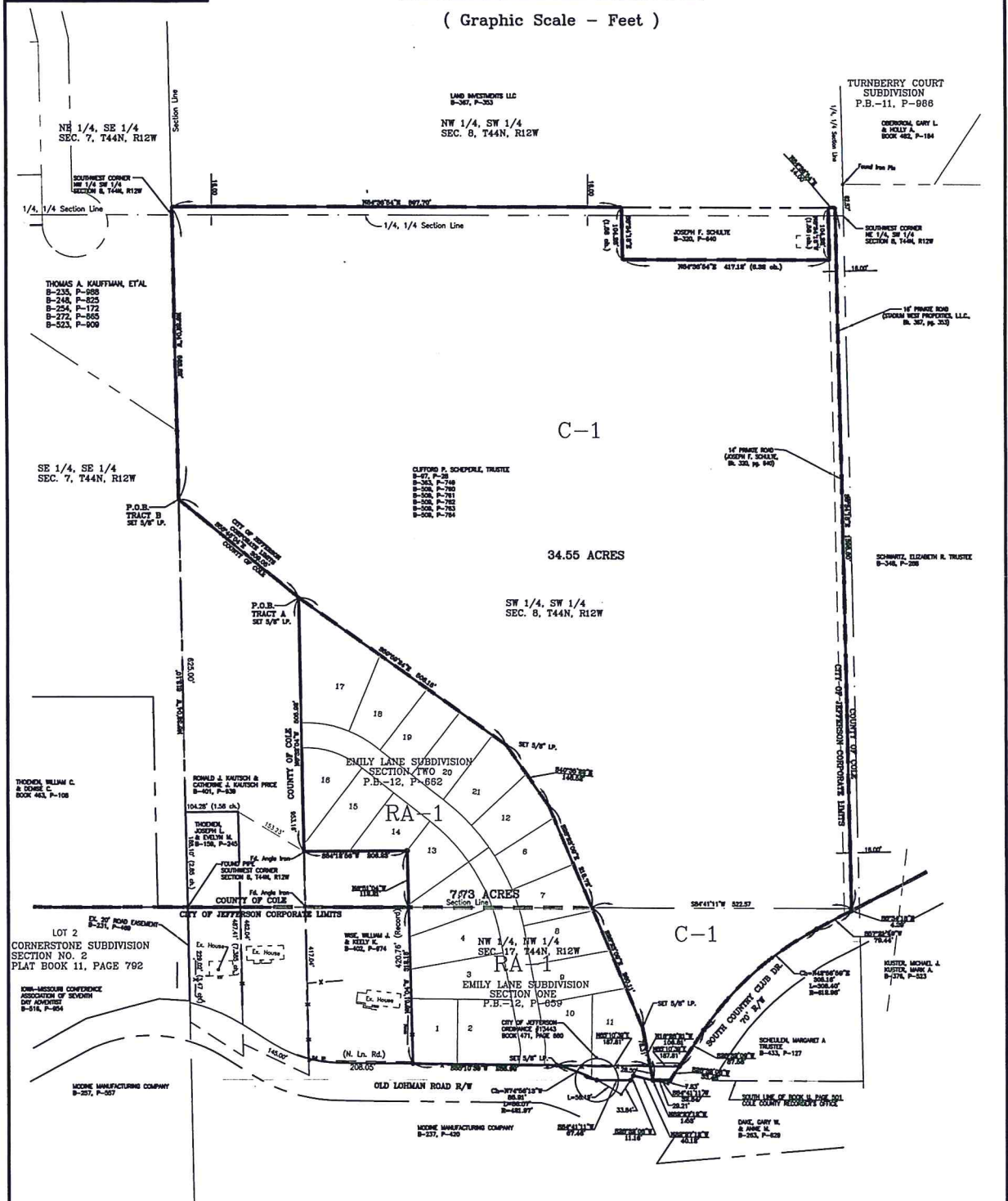




1 inch = 200 feet



( Graphic Scale - Feet )



TITLE VISUAL REZONING APPLICATION

FOR JIM LAGE/DALE SCHEPERLE



Central Missouri Professional Services, Inc.

ENGINEERING - SURVEYING - MATERIALS TESTING

2500 E. McCARTY  
JEFFERSON CITY, MISSOURI 65101

Phone (573) 634-3455  
FAX (573) 634-8898

DATE 3-21-16 DRN. BY JHH SCALE 1"=200' BOOK

REV.  
DATE

CKD. BY RMB

SHEET 1 OF 1

JOB NO. 01-014